



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

MEMORANDUM

To: The Honorable President and Members of the Baltimore City Council
c/o Natawna Austin, Executive Secretary

From: Michael Braverman, Housing Commissioner 

Date: February 18, 2020

Re: **City Council Bill 19-0473 Zoning - Conditional Use Conversion of a Single-Family Dwelling Unit to 2 Dwelling Units in the R-8 Zoning District - Variances - 1758 Park Avenue**

The Department of Housing and Community Development (DHCD) has reviewed City Council Bill 19-0473 For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit to 2 dwelling units in the R-8 Zoning District on the property known as 1758 Park Avenue (Block 0334, Lot 063), as outlined in red on the accompanying plat; and granting variances from certain gross floor area per unit type, bulk regulations (lot area size), and off-street parking requirements.

If enacted, Council Bill 19-0473 would convert 1758 Park Ave. from one dwelling unit to two dwelling units. At its regular meeting of January 16, 2020, the Planning Commission concurred with the recommendations of its departmental staff and recommended amendment and approval. Staff recommended adding a variance of the lot coverage regulation, to increase allowable lot coverage to 100% in recognition of the existing as-built condition of the property. Approving the use as a two-family dwelling would allow for more present-day, smaller-scale residential needs to be met in this location by creating housing affordable to moderate-income families.

DHCD **supports** the passage of City Council Bill 19-0473.

MB:sm

cc: Mr. Blandy, Nicholas, *Mayor's Office of Government Relations*